

## Calders View Court, Calderstones, L18



**For Sale - £275,000 Offers in the Region of**

### Key Features

- 2 Bedroom 1 Bathroom Ground Floor Flat
- EPC Rating: C75
- No Chain - Ready to Buy!
- Modern Fitted Kitchen and Bathroom
- Minutes from Calderstones Park & Allerton Road
- Garage & Off Street Parking
- Beautiful Communal Gardens
- Sought After South Liverpool Location
- Ground Floor Apartment
- Served by Excellent Transport Links
- Double Glazing & Gas Central Heating
- Early Viewing Advised

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 1
- Council Tax Band: D
- Local Authority: Liverpool City Council
- Service Charge: £300 per quarter
- Security: Intercom (Audio Only)
- Parking: On Street, Off Street, Garage, Communal
- No. of Parking Spaces: 1
- Outside Space: Patio/Decking, Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge/Freezer, Washing Machine, Dishwasher

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 10/01/1973 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 09/01/2972 (approx)
- Lease Term Remaining: 947 year(s) (approx)
- Service Charge: £300 per quarter
- Ground Rent: Peppercorn
- Leasehold Information: The owners of the individual apartments own the freehold so there is no ground rent payable. There is no management company in place, the six owners manage the block themselves. We are advised that there are no restrictions on keeping well behaved pets at the property.

### Description

A stunning 2 bedroom ground floor apartment situated in the prestigious area of Calderstones, L18

The accommodation briefly comprises of; entrance hallway, bright and spacious living/dining room with doors leading out to the gardens at either end, modern fitted kitchen with integrated appliances, two double bedrooms both with fitted furniture and a family bathroom. Externally there is off road

parking, immaculate communal gardens and a garage.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

## Room Details

### Living / Dining Room

8.40 x 3.63 metres (27' 7" x 11' 11")

Sliding patio doors to the front and rear, window to the side, carpet and 2x radiators.

### Kitchen

3.64 x 3.05 metres (12' 0" x 10' 1")

Range of wall and base units, extractor hood, gas hob and electric oven, fridge / freezer, integrated dishwasher and washing machine, tiled floor and splash back, breakfast bar and window to the rear.

### Bedroom One

4.20 x 3.65 metres (13' 10" x 12' 0")

Window to the front aspect, fitted wardrobes, carpet and radiator.

### Bedroom Two

4.20 x 2.74 metres (13' 10" x 9' 0")

Fitted wardrobes, carpet, radiator and window to the front aspect.

### Bathroom

2.65 x 2.08 metres (8' 9" x 6' 10")

Floor to ceiling tiles, shower cubicle, Biojet bath, W/C, hand wash basin, chrome towel heater and two frosted window to the rear.

## Additional Images



Bedroom One



Bathroom



Living Room



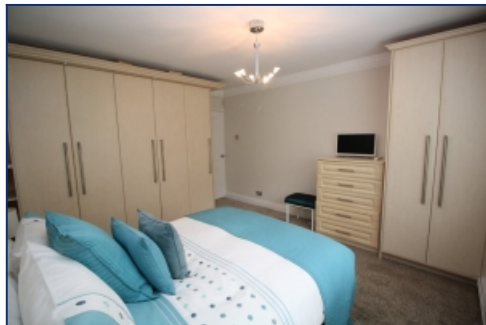
Dining Room



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Hallway



Hallway



Front Elevation



Communal Gardens



Communal Gardens



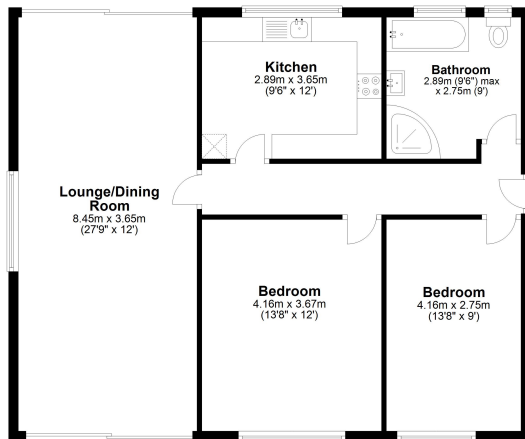
Communal Gardens



Communal Gardens

## Floor Plans

Ground Floor



Total area: approx. 84.4 sq. metres (908.3 sq. feet)

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.